

**4136 7 Avenue SW
Calgary, Alberta**

MLS # A2202378



\$1,150,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,016 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher are in the legal suite		

Don't miss this stunning modern infill in the heart of ROSSCARROCK, designed with HIGH-END FINISHES, a WALKTHROUGH BUTLER'S PANTRY, and a RARE 3-BED, 2-BATH LEGAL LOWER SUITE (subject to permits & approvals by the city). With a functional open-concept layout, upscale details, and a prime inner-city location, this home delivers a perfect blend of style and practicality. The spacious foyer welcomes you inside with a built-in bench and hooks for a practical and organized entryway. At the front of the home, the formal dining area is bathed in natural light from oversized windows, making it an ideal space for hosting gatherings or enjoying everyday meals. A walkthrough butler's pantry seamlessly connects the dining room to the chef's kitchen, offering custom cabinetry, A GLASS-ENCLOSED WINE DISPLAY, a sink, and additional storage—perfect for entertaining and meal prep. The kitchen itself is a showstopper, featuring ceiling-height cabinetry, quartz counters, a full-height backsplash, and a large central island with bar seating. A stainless-steel appliance package includes a French door fridge, gas cooktop, wall oven, microwave, and dishwasher, ensuring both function and style. A main floor home office off the kitchen adds even more convenience for a work-from-home set up. The bright and open living room is designed for comfort and elegance, featuring an inset gas fireplace with a full-height tile surround with built-in cabinetry, and sliding patio doors taking you out to the rear deck. The rear mudroom helps keep daily essentials organized, and an upscale powder room completes the main level. Upstairs, the primary suite is a true retreat with vaulted ceilings, expansive windows, and a spacious walk-in closet. The spa-like 5-pc ensuite is designed for relaxation, featuring heated tile floors, dual sinks, a freestanding

soaker tub, and a walk-in shower with full-height tile surround. Two additional secondary bedrooms share a well-appointed 4-pc bath, while a built-in desk nook on the landing provides the perfect study space. A full laundry room with extra storage ensures everyday convenience. The legal lower suite (pending city approval) is a standout feature, offering a private side entrance and modern finishes as the rest of the home. With 9-ft ceilings, engineered hardwood floors, 2 full baths AND 3 full beds, this suite is ideal for tenants, extended family, or additional living space! The 4-pc baths feature tub/shower combos with full-height tile surrounds. The open-concept kitchen and living area include quartz counters, custom cabinetry, a full-size fridge, electric range, and separate laundry. Rosscarrock is a vibrant inner-city neighborhood, offering quick access to downtown via Bow Trail, transit options like Westbrook C-Train Station, and fantastic shopping and dining at Westbrook Mall, 17th Ave, and Killarney. Outdoor lovers will appreciate Edworthy Park, Douglas Fir Trail, and Shaganappi Point Golf Course, plus top-rated schools just minutes away!